



# 1905 11 Avenue Calgary Alberta

\$259,000

This unit is located in the desirable community of Sunalta, it is perfect for first time home buyers or investors (do your own math, at current market rents will have a positive cash flow). This two-bedroom unit boasts an open floor plan with functional sit up bar that will allow you to easily host your friends and family in the comfort of your new home! This unit has new installed Vinyl floors, stylish light fixtures, updated tile within the 4-piece bathroom and two good sized bedrooms with full closets. No need to mention that it's in a well-known Sunalta elementary school attendance Area which provides strong fine arts and music program. The kitchen features polished concrete counter top, maple shaker cabinets in a gorgeous espresso color. There is In-suite laundry perfectly tucked away. This unit is not lacking in storage space, with a large closet in the front foyer, an additional linen closet in the hallway, and the large bedroom closet. With a signed parking stall. There is also ample free parking along 11 Avenue. With a high walk-score, you are only 6 minutes to The Sunalta Transit Station, 10 minutes to 14th Street, and 15 minutes to 17th Avenue; a short distance away from all amenities. This unit is located below grade level. Listing agent has interest of the property. Call to book a showing today! (id:6769)

Kitchen 11.17 Ft x 7.92 Ft

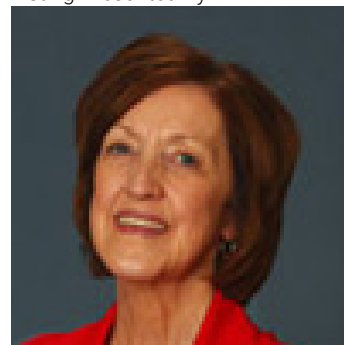
Living room/Dining room 17.00 Ft x 15.00 Ft

Primary Bedroom 14.58 Ft x 8.42 Ft

Bedroom 12.00 Ft x 9.25 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
First Place Realty



CIR

**REALTY**

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